

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, August 23, 2011 at 5:30 p.m. in the Council Caucus Room # 204, 2nd flr., City Hall at 280 Grove St., Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:
7. New Business:

8. Review and discussion of amendments to the Land Development Ordinance regarding fees for "Special Meetings" of the Historic Preservation Commission and Applications & Checklist language. Formal action may be taken.

9. Case: P11-054 Preliminary & Final Major Site Plan
Applicant: Jersey City Unleashed, LLC
Attorney: James J. Burke, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 619 Marin Blvd.
Block: 223 Lots: PI.A, 3
Zone: Jersey Avenue Redevelopment Plan
Description: Adaptive re-user of industrial building and storage yard for a pet daycare and boarding facility

10. Case: P11-029 Minor Site Plan
Applicant: Jorge Mastropietro
Attorney: Jon Campbell.
Review Planner: Jeffrey Wenger
Address: 93 Bright Street
Block: 304 Lots: B
Zone: Van Vorst Park Historic District
Description: Construction of new 4 unit 4 story townhome

11. Case: P11-011 Preliminary/Final Major Site Plan
Applicant: Al-Tawheed Islamic Center
Attorney: Aiman Ibrahim
Review Planner: Jeffrey Wenger
Address: 991 West Side Avenue
Block: 1612 Lots: A.5
Zone: R-1, One and Two Family Housing
Description: Replace parking garage with walled surface parking lot.

12. Case: P11-038 Minor Site Plan
Applicant: Magdalena Correa
Attorney: pro se
Review Planner: Kristin Russell
Address: 480 ½ Pacific Ave.
Block: 2098 Lots: 32
Zone: Lafayette Park Redevelopment Plan
Description: Side yard parking

13. Case: P11-023 Preliminary & Final Major Site Plan with "c"
variances
Applicant: Eastern International College
Attorney: Robert Gaccione, Esq.
Review Planner: Kristin Russell
Address: 684 Newark Ave.
Block: 593.1 Lots: 2
Zone: St. John's Redevelopment Plan
Description: Addition to existing school building
Variances: lot coverage
Carried from August 9, 2011

14. Case: P06-177 Final Major Site Plan
Applicant: Hajjar Medical Office Building of JC, LLC
Attorney: Eugene O'Connell, Esq.
Review Planner: Kristin Russell
Address: 631-645A Grand Street
Block: 2058 Lots: 18, S
Zone: Morris Canal Redevelopment Plan
Description: New 3-story, 31,911 sf medical office building with 32 parking spaces. Originally approved on May 13, 2008.

15. Case: P08-103.1 Amended Minor Site Plan with “c” variances
Applicant: Rohan Somar
Attorney: Ron Shaljian, Esq.
Review Planner: Kristin Russell
Address: 467 Palisade Ave.
Block: 767 Lots: 39
Zone: R-2, Multi-family Attached Housing
Description: Originally approved April 7, 2009. Significant unapproved façade and floorplan changes, changes to total square footage, material downgrades, coverage and FAR changes.
Variances: height, first floor glazing
Carry to September 13, 2011
16. Memorialization of Resolutions
17. Executive Session, as needed, to discuss litigation, personnel or other matters
18. Adjournment

MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD